

**MANITOU SPRINGS PLANNING COMMISSION
AGENDA, REGULAR MEETING
WEDNESDAY, FEBRUARY 9, 2005, 7:00 P.M.**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. January 12, 2005

III. REVIEW OF COUNCIL ACTION

2. CU 0405 – Conditional Use (Short-Term Single Lodging Unit) – 396 Pilot Knob Avenue, Andy and Pat Fejedelem, Applicants. At their January 18, 2005 meeting, City Council approved this item as recommended, with a vote of 6-0.

IV. UNFINISHED BUSINESS

3. V 0436 – Front Yard Setback Variance (New Garage Construction) – 21 Via Piedras – Commonwealth Investments Corporation, LLC., by Ronald F. Spraggins, Applicant.
4. MJR 0303 – Major Development (7 Townhomes) – 0 El Paso Boulevard – SageCreek Land Company, LLC, Applicant. (Request for postponement by the Applicant's representative.)
5. PP 0302 – Preliminary Plat (7 Townhome Lots) – 0 El Paso Boulevard – SageCreek Land Company, LLC, Applicant. (Request for postponement by the Applicant's representative.)
6. FP 0302 – Final Plat (7 Townhome Lots) – 0 El Paso Boulevard – SageCreek Land Company, LLC, Applicant. (Request for postponement by the Applicant's representative.)
7. SW 0302 – Subdivision Waiver (Encroachment into 30% or Greater Slopes) – 0 El Paso Boulevard – SageCreek Land Company, LLC, Applicant. (Request for postponement by the Applicant's representative.)
8. MNR 0301 – Minor Development (Amendment to Condition of Approval) – 906 Manitou Avenue – Bill and 2 Chucks, LLC, Applicant.

V. NEW BUSINESS

9. MNS 0501 – Minor Subdivision (Replat of Lots) – 107 and 109 Washington Avenue – John B. Bilbrey, Applicant.
10. V 0501 – Side Yard Setback Variance – 107 Washington Avenue – John B. Bilbrey, Applicant.

VI. OTHER BUSINESS

11. Concept Plan (Informal) – 0 Trestle Trail, Dale Latty, Property Owner.

VII. ADJOURNMENT

cc:	Rachel Buller (Term exp 12/31/06)	Kathy Verlo (Council Liaison)
	Alan Delwiche, V. Chair (Term exp 12/31/06)	Donna Ford (Alternate)
	Christopher Johnson (Term exp 12/31/08)	
	Jim Kwiecien, Chair (Term exp 12/31/06)	
	Howard Lerner (Term exp 12/31/07)	Staff: Todd Liming, Planning Director
	Gil Price (Term exp 12/31/07)	Michelle Anthony, Planner
	Jeff Weinzierl (Term exp 12/31/05)	Cheri Mills, Admin. Asst.
	Kerstin Eriksson, Alternate (Term exp 12/31/06)	Alan Jensen, City Attorney
	Tony Tyler, Alternate (Term exp 12/31/08)	

Interested citizens are invited to volunteer to serve on any of the City's Boards or Commissions. Please contact the City Clerk for additional information at 685-5596.